

# CITY OF LA HABRA

"a caring community"

#### WHERE THE BEST OF LOS ANGELES & ORANGE COUNTY MEET

welcome to the City of La Habra

Ideally positioned in north Orange County, the City of La Habra provides proximity and access to cultural, financial and recreational opportunities. Known for its sense of community La Habra brings balance to planned development and leverages both Los Angeles and Orange County markets.

Please review our Development Opportunity Sites (see over) and contact us for more information.



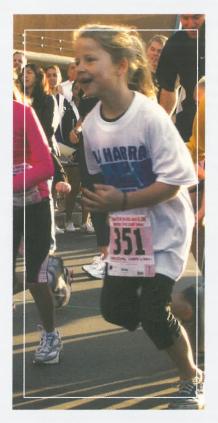


## LOCATION + LOCATION

La Habra is one of 34 incorporated cities within Orange County which has over 3 million residents. The City is growing with a population of over 60,000 and a median household income of \$61,702 (US Census 2013).

La Habra is only 8 miles north of Anaheim and about 20 miles southeast of the City of Los Angeles. Other nearby communities include La Habra Heights (to the north), Brea (to the east) and Fullerton (to the south).

### A WELL BALANCED CITY ON THE RISE



Recent residential development reflects the strategic balance in La Habra. With a housing stock of 21,000 dwellings integrated with 25 parks and strong community retail like Costco, Target and Home Depot, the city provides a sustainable place for residents to live, work and play.

Within the last eight years, the City has been successful in the development of the Westridge Shopping Center and Golf Course, the Imperial Promenade and the International Marketplace. There are approximately 250,000 square feet of retail development land opportunities and over 125,000 square feet of industrial land development opportunities.





# DEVELOPMENT OPPORTUNITY SITES

(see detail sheets for more information on each property)

### SITE A: 601 E. Imperial Highway

This 5.8 Ac property has 5 parcels: two available for lease or sale and three parcels with building pads available for ground lease. This high traffic (44,100 ADT count), signalized corner location is adjacent to a coming soon Kaiser Permanente medical facility with a 26,000 square foot Medical Office Building.



#### SITE B: 1701-1901 W. Whittier Blvd.

There are several iconic businesses already committed to this 50,000 sf property (combined area) including Starbucks, Chase bank and Auto Zone. There are still two pads available for retail use in this highly desireable C-2 zone. Pad 1 measures 26,757 square feet and Pad 2 measures 23,212 square feet.



## SITE C: 115 and 201 N. Harbor Boulevard

This is a Mixed-Use project with a medium to high density residential zoning. The 2 Ac site also features a high traffic (75,000 ADT count), signalized corner location and will be adjacent to a Presbyterian Intercommunity Hospital Urgent Care Center.



## SITE D: 951-1001 Imperial Highway

Located at Beach Boulevard and Imperial Highway combines a high profile location with established businesses. The Center includes a 16-screen Regal Movie Theater, Sprouts, Red Robin and LA Fitness to name a few. There is a 9,000 sf building pad available for ground lease and several remaining in-line retail opportunities.



